

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**April 7<sup>th</sup>, 2026**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of February 3, 2026

**3. Closed Meeting Session**

**4. Unfinished Business**

**5. Subdivision Application**

- a. Subdivision Application No. 2025-0-196  
Theresa & Stewart Hann  
SW 34-7-2 W5 and Block 4, Plan 7910279 within NW 27-7-2 W5

**6. New Business**

**7. Next Regular Meeting May 5, 2026 6:00 pm**

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, February 3<sup>rd</sup> 2026**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott and ORRSC

Absent:

**COMMENCEMENT**

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Jim Welsch 26/008

Moved that the Subdivision Authority Agenda for February 3<sup>rd</sup>, 2026, be approved as presented.

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 26/009

Moved that the January 6<sup>th</sup>, 2026, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Dave Cox 26/010

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor John MacGarva 26/011

Moved that the Subdivision Authority open the meeting to the public, the time being 6:14 pm.

Carried

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**February 3, 2026**

**4. UNFINISHED BUSINESS**

**5. SUBDIVISION APPLICATION**

- a. Subdivision Application No. 2025-0-185  
Ryan & Linda McClelland  
N ½ 9 & NW 10-7-30 W4

Councillor Jim Welsch

26/012

THAT the Country Residential subdivision of N1/2 Sec. 9 & NW1/4 10-7-30-W4M (Certificate of Title No. 251 297 935 +1, 251 297 935 +2, 251 297 935 +3), to create a 9.96 acre (4.0 ha) parcel (in two parts) from two titles of 80 acres (32.4 ha) and 26.44 acres (10.68 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the remainder portion of Certificate of Title 251 297 935 +2 be consolidated with the Certificate of Title 251 297 935 +1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

**REASONS:**

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, March 3<sup>rd</sup>, 2026; 6:00 pm.

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
February 3, 2026**

**8. ADJOURNMENT**

Councillor Dave Cox

26/007

Moved that the meeting adjourn, the time being 6:10 pm.

Carried

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Rick Lemire, Reeve  
Subdivision Authority

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Laura McKinnon, Secretary  
Subdivision Authority

## DRAFT RESOLUTION

Our File: 2025-0-196

March 20, 2026

Roland Milligan  
Chief Administrative Officer  
Municipal District of Pincher Creek No. 9  
Box 279  
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

**RE: SW1/4 34-7-2-W5M and Block 4, Plan 7910279 within NW1/4 27-7-2-W5M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, ATCO Transmission, AB Environment & Protected Areas - J. Cayford, Alberta Forestry and Parks - C. Knowles, AB Environment Range Department - J. Best, Area Wildlife Biologist, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Gavin Scott  
Senior Planner

GS/jm  
Attachment

# RESOLUTION

2025-0-196

**M.D. of Pincher Creek No. 9 Rural Business** subdivision of SW1/4 34-7-2-W5M and Block 4, Plan 7910279 within NW1/4 27-7-2-W5M

THAT the Rural Business subdivision of SW1/4 34-7-2-W5M and Block 4, Plan 7910279 within NW1/4 27-7-2-W5M (Certificate of Title No. 181 145 188, 181 145 211), to create a 16.00 acre (6.48 ha) parcel from an 7.56 acre (3.06 ha) parcel and a portion of an 87.68 ac (35.48 ha) parcel which presently contains a shop; BE APPROVED subject to the following:

## RESERVE:

The applicant is responsible for the payment of the applicable 10% Municipal Reserve on the 8.45 acres to be subdivided from the portion of SW ¼ Section 34, Township 7, Range 2, West 5 Meridian, with the actual acreage and amount to be paid determined at the final stage, for Municipal Reserve purposes.

The existing deferred reserve caveat (Registration 781 168 691) be discharged in its entirety.

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 8.45 acres (3.42 ha) portion of SW ¼ Section 34, Township 7, Range 2, West 5 Meridian, title number 181 145 188, be consolidated with Block 4, Plan 791 0279, title number 181 145 211, in a matter such that the resulting Certificate of Title could not be subdivided without the Approval of the Subdivision Authority.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.
4. The Subdivision Authority is satisfied with the consolidation; the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
5. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

## INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 8.45 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 8.45 acre (20.87 ha) being subdivided at \$5,000 per acre. Using the formula from Policy 422, the amount

owing to satisfy Municipal Reserve is approximately \$4,225 with the actual amount to be determined at the finalization stage for Municipal Reserve purposes.

- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions. Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

- (f) ATCO Gas - Charles Maglasang, South Districts Engineering:

"The proposed lot 7 block 1 subdivision has existing ATCO gas facility. ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any new created lots."

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2025-0-196. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is to create a parcel by reconfiguring an existing parcel with a portion of another parcel. There is an existing shop on the land being subdivided, and it has been proposed to re-designate this land to Rural Business (RB district). The water source for the shop is an onsite well, and sewer services are a subsurface treatment field.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns."

- (h) Historical Resources – Barry Newton, Land Use Planner:

"We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required."

(i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 22, 3A

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.”

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CHAIRMAN

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DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** February 19, 2026

**Date of Receipt:** December 16, 2025


**Date of Completeness:** February 3, 2026

**TO: Landowners:** Theresa Hann and Stuart Hann

**Agent or Surveyor:** Thomas C. Penner, A.L.S.

**Referral Agencies:** M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Alberta Forestry and Parks - C. Knowles, AB Environment Range Department - J. Best, Area Wildlife Biologist, AB Transportation, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Corinne Dale Mc Culloch, David Mancinelli, Dexter Robert Bonertz, Eileen R Woolf, Kevin S Draper, Judith Lorraine Snowdon, Michelson Holdings Ltd., No Data / Non-Titled Parcel, W C Ranching Ltd.

**Planning Advisor:** Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **March 10, 2026**. (Please quote our File No. 2025-0-196 in any correspondence with this office).

**File No.:** 2025-0-196

**Legal Description:** SW1/4 34-7-2-W5M and Block 4, Plan 7910279 within NW1/4 27-7-2-W5M

**Municipality:** M.D. of Pincher Creek No. 9

**Land Designation:** Agricultural and Grouped Country Residential  
(Zoning)

**Existing Use:** Agricultural and Country Residential

**Proposed Use:** Rural Business

**# of Lots Created:** 1 (Reconfiguration)

**Certificate of Title:** 181 145 188, 181 145 211

**Proposal:** To create a 16.00 acre (6.48 ha) parcel from an 8.05 acre (3.26 ha) parcel and a portion of an 87.68 ac (35.48 ha) parcel which presently contains a shop.

**Planner's Preliminary Comments:**

The purpose of this application is to create a 16.00 acre (6.48 ha) parcel from an 8.05 acre (3.26 ha) parcel and a portion of an 87.68 ac (35.48 ha) parcel which presently contains a shop. Access to the proposed lot is presently granted from an existing approach to the south, off of a developed municipal road allowance. The shop contains a business, and the applicant has been advised to redesignate the proposed parcel to the Rural Business – RB district.

The remainder portion of the 87.68 ac (35.48 ha) parcel, which is a portion of SW ¼ Section 34, Township 37, Range 2, West 5 Meridian, has legal access to the west from an undeveloped road allowance. The landowner is advised to obtain an easement to facilitate access to the remainder of the parcel from the south through the proposed parcel.

The western boundary of Block 4, Plan 791 0279, is subject to subdivision approval 2025-0-174.

This file has not yet been registered and is depicted on ORRSC's proposed subdivision sketch. This proposal, with the proposed rezoning to the Rural Business – RB district, complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan, Burmis Lundbreck Area Structure Plan, and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.
8. That the 8.45 acres (3.42 ha) portion of SW ¼ Section 34, Township 7, Range 2, West 5 Meridian, title number 181 145 188, be consolidated with Block 4, Plan 791 0279, title number 181 145 211, in a matter such that the resulting Certificate of Title could not be subdivided without the Approval of the Subdivision Authority.

**RESERVE:**

- The payment of the applicable 10% Municipal Reserve on the 8.45 acres to be subdivided from the portion of SW ¼ Section 34, Township 37, Range 2, West 5 Meridian, with the actual acreage and amount to be paid determined at the final stage, for Municipal Reserve purposes.
- The existing deferred reserve caveat (Registration 781 168 691) be discharged in its entirety.

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.**



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>5100.00</u>	File No: <u>2025-0-196</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>December 16, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>February 3, 2026</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: THERESA HANN AND STUART HANN

Mailing Address: [Redacted] City/Town: LUNDBRECK

Postal Code: TOK 1H0 Telephone: [Redacted] Cell: \_\_\_\_\_

Email: [Redacted] Preferred Method of Correspondence: Email  Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/Town: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

Name of Surveyor: Thomas C. Penner, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 128 Cell: \_\_\_\_\_

Email: thomas@bokamura.com Preferred Method of Correspondence: Email  Mail

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the SW ¼ Section 34 Township 7 Range 2 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit \_\_\_\_\_ Block 4 Plan 791 0279

c. Total area of existing parcel of land (to be subdivided) is: 38.79 hectares 95.85 acres

d. Total number of lots to be created: 1 Size of Lot(s): 6.48ha (16ac) - boundary adjustment

e. Rural Address (if applicable): N/A

f. Certificate of Title No.(s): 181 145 188, 181 145 211

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of MD of Pincher Creek

b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
If "yes", the adjoining municipality is \_\_\_\_\_

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes  No   
If "yes" the highway is No. 3

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
If "yes", state its name \_\_\_\_\_

e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown  Yes  No

**3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)**

f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

If 'yes', please describe: \_\_\_\_\_

g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*?

Yes  No

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- a. Existing use of the land AG and shop
- b. Proposed use of the land AG and shop, to be separated bu boundary adjustment

**5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED**

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) ROLLING
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
N/A
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) ROCKY
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No   
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
\_\_\_\_\_

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes  No
- f. Are there any active oil or gas wells or pipelines on the land? Yes  No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

**6. WATER SERVICES**

a. Describe existing source of potable water:

Onsite Well     Offsite Well     Cistern     Water Source for Cistern: \_\_\_\_\_  
Other  \_\_\_\_\_

b. Describe proposed source of potable water

Onsite Well     Offsite Well     Cistern     Water Source for Cistern: \_\_\_\_\_  
Other  \_\_\_\_\_

**7. SEWER SERVICES**

a. Describe existing sewage disposal:

Sub-surface treatment field     Treatment Mound     Open Discharge     Lagoon     Holding Tank   
Other  \_\_\_\_\_    Year Installed 2013-2015 approx

b. Describe proposed sewage disposal:

Sub-surface treatment field     Treatment Mound     Open Discharge     Lagoon     Holding Tank   
Other  \_\_\_\_\_    Year Installed 2013-2015 approx

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I, THOMAS PENNER hereby certify that

I am the registered owner     I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed:     Date: Dec 15/25

**9. RIGHT OF ENTRY**

I, Thomas Penner do  / do not  (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

  
Signature of Registered Owner(s) Surveyor



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0034 550 047            5;2;7;34;SW                      181 145 188

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7  
SECTION 34  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROADWAY	3910IB	0.287	0.71
SUBDIVISION	7811259	4.39	10.85
SUBDIVISION	7911217	3.17	7.83
SUBDIVISION	1014067	21.37	52.81

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 121 163 932 +1

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REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
181 145 188      09/07/2018      TRANSFER OF LAND      \$424,700      \$424,700

OWNERS

THERESA HANN

AND

STUWART HANN

BOTH OF:

BOX 219

LUNDBRECK

ALBERTA T0K 1H0

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 181 145 188

REGISTRATION

-----  
NUMBER      DATE (D/M/Y)      PARTICULARS  
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781 168 691      19/10/1978 CAVEAT  
CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING  
COMMISSION.  
DEFERRED RESERVE CAVEAT

801 132 752      29/08/1980 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

101 239 486      12/08/2010 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - FORTISALBERTA INC.  
320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF JUNE,  
2025 AT 01:48 P.M.

ORDER NUMBER:    54111977

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0015 866 890            7910279;4                      181 145 211

LEGAL DESCRIPTION  
PLAN 7910279  
BLOCK 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 3.26 HECTARES (8.05 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;2;7;27;NW

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 121 163 932 +3

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 145 211	09/07/2018	TRANSFER OF LAND	\$38,886	\$38,886

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OWNERS

THERESA HANN

AND

STUART HANN

BOTH OF:

BOX 219

LUNDBRECK

ALBERTA T0K 1H0

AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
101 233 199	06/08/2010	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC.

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( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF  
OCTOBER, 2025 AT 10:27 A.M.

ORDER NUMBER:    55418385

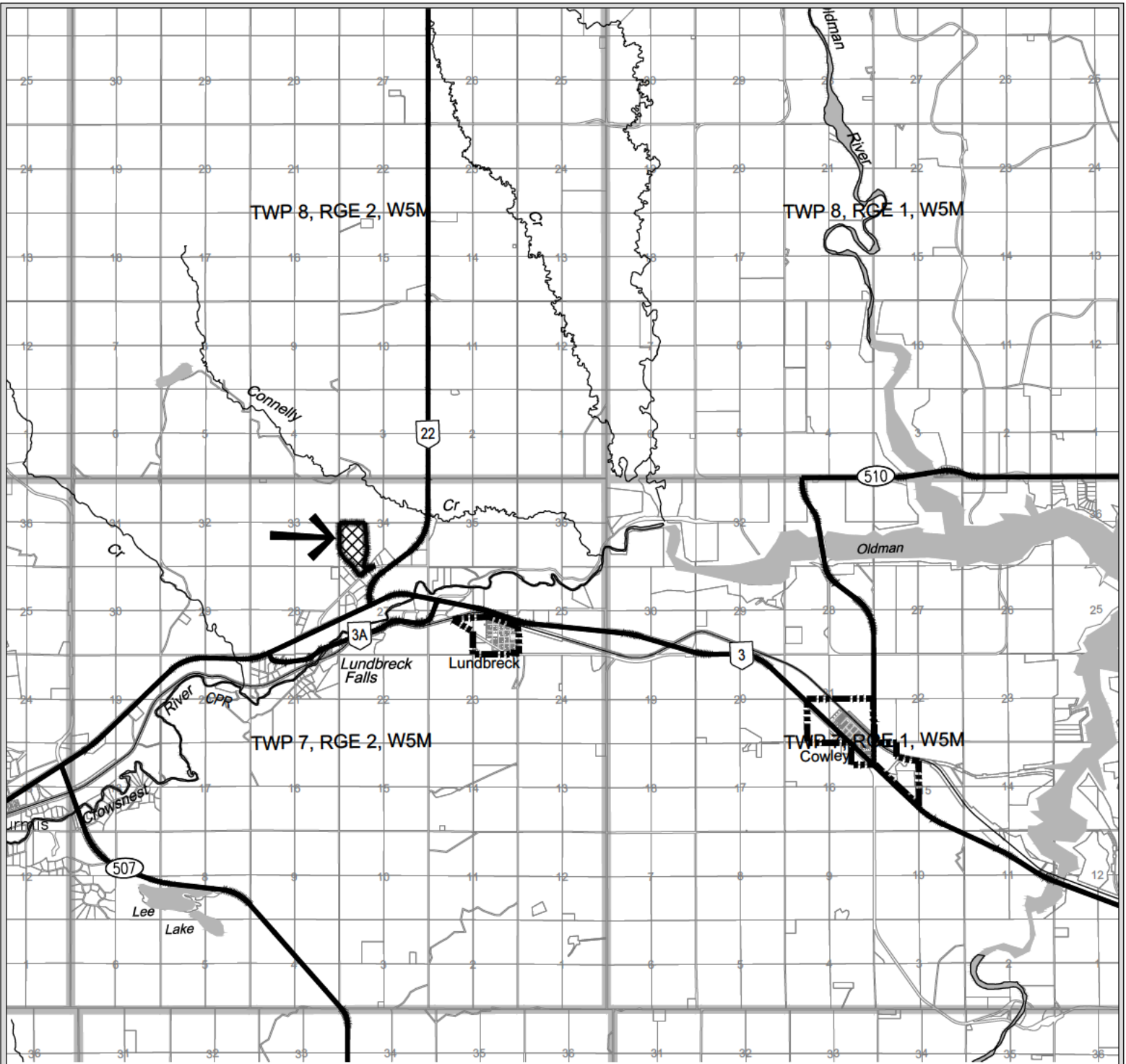
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**SUBDIVISION LOCATION SKETCH**

**SW 1/4 SEC 34, TWP 7, RGE 2, W 5 M & BLOCK 4, PLAN 7910279**

**WITHIN NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M**

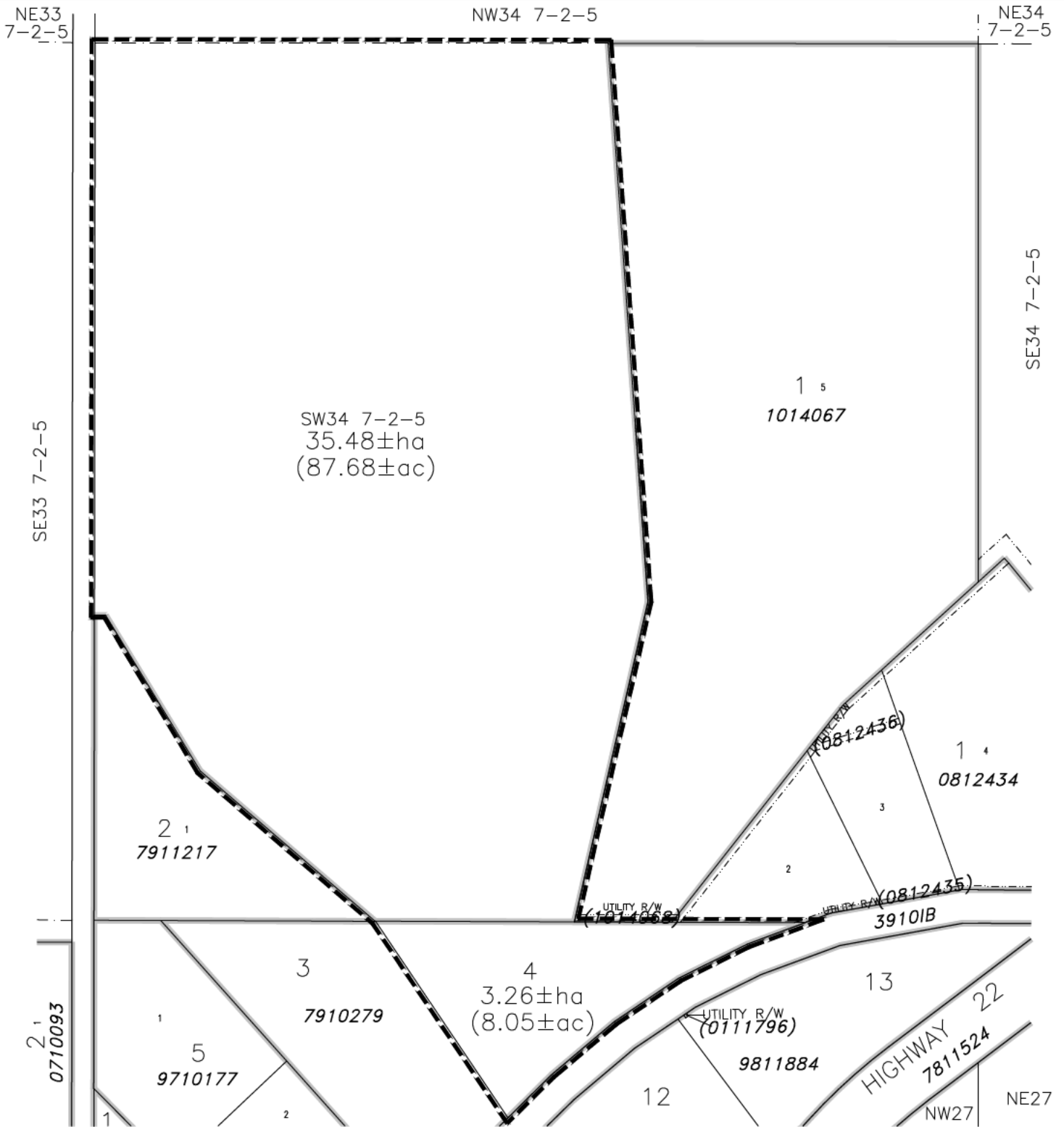
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**

**DATE: FEBRUARY 3, 2026**

**FILE No: 2025-0-196**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LEATHERHEAD, AB T1H 5E8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





**SUBDIVISION SKETCH - EXISTING**

SW 1/4 SEC 34, TWP 7, RGE 2, W 5 M & BLOCK 4, PLAN 7910279

WITHIN NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 3, 2026

FILE No: 2025-0-196



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 03, 2026 N:\Subdivision\2025\2025-0-196.dwg



NE33  
7-2-5

NW34 7-2-5

NE34  
7-2-5

TABLE OF AREAS

LOT 7, BLOCK 1

within SW1/4 SEC. 34-7-2-5 = 3.42±ha(8.45±ac)

BLOCK 4, PLAN 791 0279 = 3.06±ha(7.56±ac)

TOTAL = 6.48±ha(16.00±ac)

REMAINDER OF  
TITLE IN  
SW34 7-2-5  
32.06±ha  
(79.35±ac)

1 5  
1014067

2 1  
7911217

REMAINDER OF  
TITLE IN BLOCK  
0.20±ha(0.49±ac)  
PART OF PROPOSED  
SUBDIVISION 2025-0-174

PROPOSED  
LOT 7  
BLOCK 1  
6.48±ha  
(16.00±ac)

1 4  
0812434

3  
7910279

5  
9710177

9811884

HIGHWAY 22  
7811524

12

13

NE27

### SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-168397A

SW 1/4 SEC 34, TWP 7, RGE 2, W 5 M & BLOCK 4, PLAN 7910279

WITHIN NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 3, 2026

FILE No: 2025-0-196



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 03, 2026 N:\Subdivision\2025\2025-0-196.dwg





## SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-168397A

SW 1/4 SEC 34, TWP 7, RGE 2, W 5 M & BLOCK 4, PLAN 7910279  
WITHIN NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 3, 2026

FILE No: 2025-0-196

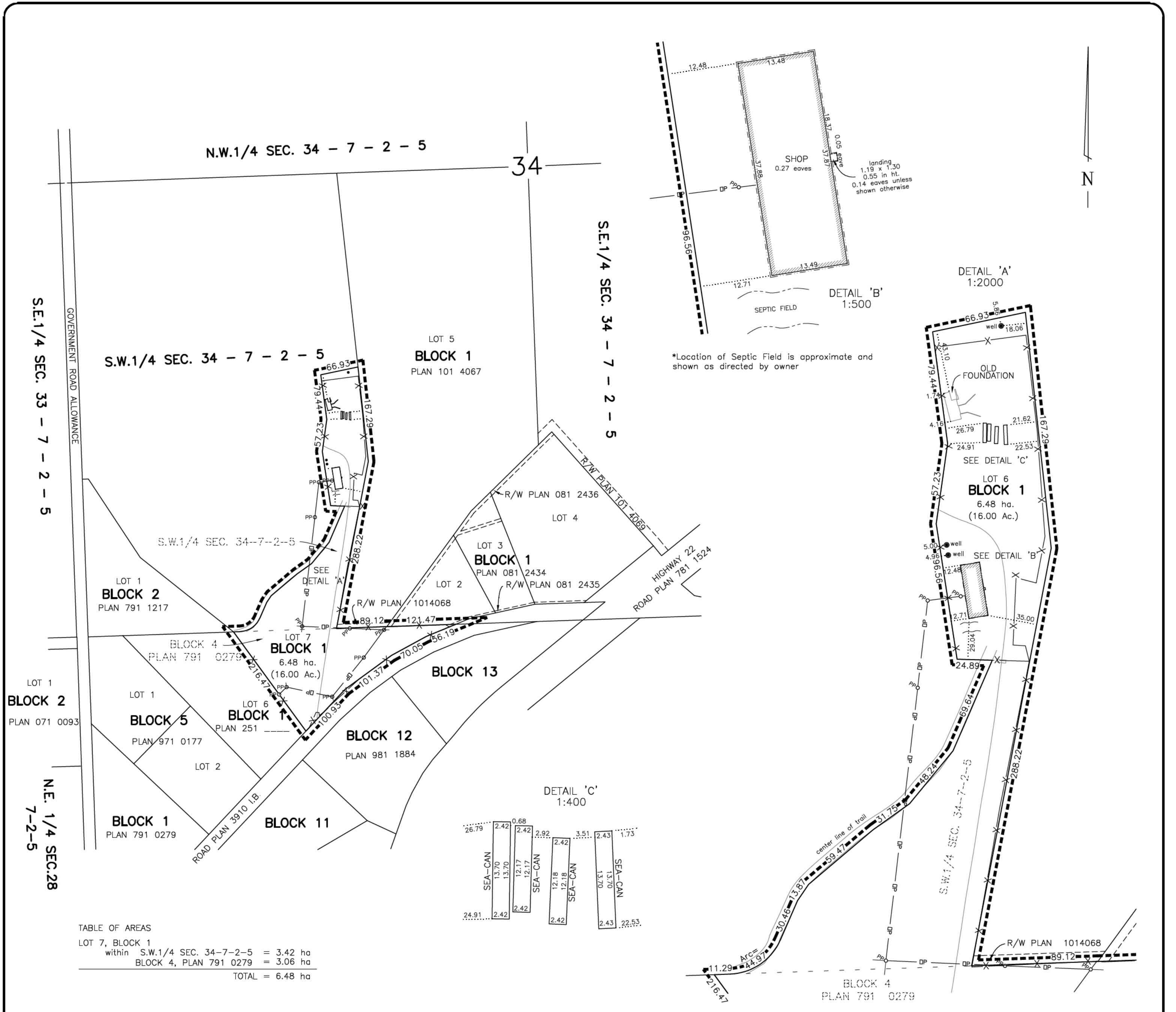


0 100 200 300 400 Metres

February 03, 2026 N:\Subdivision\2025\2025-0-196.dwg



AERIAL PHOTO DATE: 2024



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 6.48 ha. Distances are in metres and decimal parts thereof. Areas are approximate and are subject to change upon final survey. Utility poles shown thus **PP** Overhead utility line shown thus **—DP—DP—**

**THERESA & STUART HANN**

TENTATIVE PLAN SHOWING SUBDIVISION of part of S.W.1/4 SEC. 34, TWP. 7, RGE. 2, W.5 M. and part of BLOCK 4, PLAN 791 0279 within N.W.1/4 SEC. 27, TWP. 7, RGE. 2, W.5 M. M.D. of Pincher Creek No. 9

**boa** brown okamura & associates ltd.  
 Professional Surveyors  
 2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE DEC 2/25
T.C. Penner, A.L.S.	CHECKED TCP	JOB 25-16839
	SCALE 1:5000	DRAWING 25-16839TA